

Hotel Glendon
18-28 Cazenove Street
Boston
Suffolk County
Massachusetts

HABS No. MA-1108

HABS
MASS,
13-BOST,
105-

PHOTOGRAPHS

WRITTEN HISTORICAL AND DESCRIPTIVE DATA

Historic American Buildings Survey
National Park Service
Department of the Interior
Washington, D.C. 20240

HISTORIC AMERICAN BUILDINGS SURVEY

HABS No. MA-1108

HOTEL GLENDON

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MASS.
13-BOST,
105 -

Location: 18-28 Cazenove Street
Boston, Massachusetts

Present Owner: Multiple

Present Use: Dwelling

Significance: This structure is a fine example of a small Queen Anne pressed brick apartment house of the type commonly built by land speculators in Boston between 1875 and 1890. The building is also included in the South End Historic District.

PART I. HISTORICAL INFORMATION

A. Physical History:

1. Date of erection: 1880-1881.
2. Architect: George W. Page.
3. Original and subsequent owners: See Supplemental Material.
4. Builder: Stephen Moxon.
5. Alterations and additions: Originally intended for sixteen families, the floor plan has been altered and subdivided over the years. There is no evidence of the freight elevator and hoists which are cited in the original building permit and in later inspections. The first floor facade has a new brick facing placed over it, altering the window dimensions and the unity of the building's facade.

B. Sources of Information:

1. Bibliography:

(a) Primary and unpublished sources:

City of Boston Building Department, Building Permits,
City Hall, Boston, Massachusetts.

Suffolk County Registry of Deeds,
Suffolk County Courthouse, Boston, Massachusetts.

(b) Secondary and published sources:

Bunting, Bainbridge. Houses of Boston's Back Bay.
Harvard University Press, 1967.

Tucci, Douglas Shand. Built in Boston.
New York Graphic Society, Boston, 1978.

Whitenill, Walter Muir. Boston: A Topographical History.
Harvard University Press, 1959.

C. Supplemental Material:

CHAIN OF TITLE

Location: 18-28 Cazenove Street, Boston, Suffolk County, Massachusetts.

Original and subsequent owners: The following is a complete chain of title to the land on which the structure stands. Reference is in the Suffolk County Registry of Deeds.

1863 Deed February 14, 1863 recorded February 14, 1863 in Book 823
page 185 (land only).

The Boston Water Power Company
to Norman Munson

Deed February 14, 1863 recorded February 14, 1863 in Book 823
page 186 (land only).

Norman Munson
to
Jonathan Amory Davis, Gardiner Howland Shaw, Quincy A. Shaw,
Peleg W. Chandler

1865 Deed November 20, 1865 recorded March 23, 1867 in Book 896
page 35 (land only).

Quincy A. Shaw
to
Gardiner Howland Shaw and Quincy A. Shaw, Trustees of the Shaw
Institute or Asylum for Mariner's Children under the will of
Robert G. Shaw, Sr.

1868 Deed March 23, 1868 recorded March 23, 1868 in Book 920 page
137 (land only).

Deed November 13, 1868 recorded November 13, 1868 in Book 943
page 212 (confirmatory deed-land only).

Quincy A. Shaw, Trustee
to
Nathan Matthews

- Deed June 19, 1868 recorded June 20, 1868 in Book 929 page 127
(land only).
Edward D. Sohler and Sewall Tappan, Trustees under the will of
J. Amory Davis of a trust for Francis E.A. Davis and Ann W. Davis
to
Nathan Matthews.
- Deed October 12, 1868 recorded October 13, 1868 in Book 940 page
159 (land only).
Theodore Lyman and Henry S. Russell, Trustees under the will of
Gardiner Howland Shaw
to
Nathan Matthews
- 1873 Deed April 19, 1873 recorded April 19, 1873 in Book 1154 page 83
(land only).
Peleg W. Chandler
to
Nathan Matthews
- 1877 Deed November 23, 1877 recorded November 15, 1878 in Book 1439
page 294.
Nathan Matthews
to
William H. Whitmore
- 1879 Deed November 28, 1879 recorded November 28, 1879 in Book 1477
page 36.
William H. Whitmore
to
Maria M. Browne & Nathaniel M. Jewett
- 1880 Deed October 28, 1880 recorded October 29, 1880 in Book 1507
page 225.
Maria M. Browne
to
Nathaniel M. Jewett
- 1884 Deed April 28, 1884 recorded April 28, 1884 in Book 1635 page 325.
Nathaniel M. Jewett
to
Glendon Company
- 1888 Deed November 6, 1888 recorded November 8, 1888 in Book 1848
page 301.
The Glendon Company
to
Lewis H. Browne
- 1902 Deed October 18, 1902 recorded October 20, 1902 in Book 2857
page 139.
Lewis H. Browne
to
Caroline Tufts

- Deed October 18, 1902 recorded October 20, 1902 in Book 2857
page 141.
Caroline Tufts
to
Maria Browne
- 1909 Deed October 30, 1909 recorded November 19, 1909 in Book 3408
page 521.
Maria Browne
to
George C. Conant
- 1910 Deed January 29, 1910 recorded January 29, 1910 in Book 3425
page 451.
to
Allen L. Comstock
- 1917 Deed October 27, 1917 recorded October 31, 1917 in Book 4061
page 187.
Allen L. Comstock
to
Augusta Myers
- 1918 Deed February 9, 1918 recorded February 11, 1918 in Book 4073
page 505.
Augusta Myers
to
Helen and Eben B. Moulton
- 1935 Foreclosure recorded April 24, 1935 in Book 5524 page 244.
By Franklin Savings Bank against Helen & Eben B. Moulton
- Deed May 9, 1935 recorded May 9, 1935 in Book 5525 page 553.
Franklin Savings Bank
to
Elmer G. Larson
- 1943 Deed November 9, 1943 recorded November 9, 1943 in Book 6067
page 7.
Elmer G. Larson
to
Franklin Savings Bank
- 1944 Deed January 5, 1944 recorded January 5, 1944 in Book 6075
page 521.
Franklin Savings Bank
to
Thorwald Emanuel Sorenson
- 1951 Deed June 19, 1951 recorded June 20, 1951 in Book 6705 page 260.
Thorwald Emanuel Sorenson
to
Frank G. Napolitano

- 1952 Deed May 1, 1952 recorded May 1, 1952 in Book 6775 page 381.
Frank G. Napolitano
to
William W. O'Neill
- 1957 Deed January 2, 1957 recorded January 2, 1957 in Book 7208
page 452.
William W. O'Neill
to
Margaret A. Gill
- 1962 Deed May 4, 1962 recorded May 8, 1962 in Book 7643 page 548.
Margaret A. Gill
to
Bernard W. Coates
- Deed May 4, 1962 recorded May 8, 1962 in Book 7643 page 550.
Bernard W. Coates
to
C.T. Zinni and P. DeMarco
- Deed August 22, 1962 recorded September 20, 1962 in Book 7682
page 61.
C.T. Zinni and P. DeMarco
to
Annette Realty Trust
- 1973 Deed January 5, 1973 recorded January 5, 1973 in Book 8602
page 105.
Annette Realty Trust
to
Louis Ackerman
- Deed October 1, 1973 recorded October 10, 1973 in Book 8666
page 69.
Louis Ackerman
to
Cazenove Associates
- Deed December 20, 1973 recorded December 21, in Book 8680
page 537.
James H. Fitzgerald, Trustee of Cazenove Associates
to
Louis Ackerman, Trustee of Cazenove Associates

Prepared by Jean A. Follett
Research Assistant
Kaiser Engineers, Inc.
Fay, Spofford and Thorndike, Inc.
August 1979

PART II ARCHITECTURAL INFORMATION

A. General Statement:

1. Architectural character: This structure is a fine example of a small Queen Anne pressed brick apartment house of the type commonly built in Boston by real estate speculators between 1875 and 1890.
2. Condition of fabric: Exterior - good, interior - fair,

B. Description of Exterior:

1. Overall dimensions: Trapezoidal in shape; four stories high; six bays on facade. The structure measures 92' (S) x 70' (W) x 75' x 65'.
2. Foundations: The foundation is made of cut granite blocks.
3. Wall construction, finish and color: Exterior walls are of red brick trimmed with sandstone.
4. Structural system, framing: Brick party side wall coped with iron. Wood interior framing.
5. Openings:
 - a. Doorways and Doors: Each half of this building has its main entrance in the center of the street facade. Original finish of exterior doors remains unknown due to alterations.
 - b. Windows: All windows are 2/2 double hung wooden sashes. Second floor windows have flat sandstone sills and lintels. The lower edge of the lintel is slightly rounded. Third floor windows have segmental arch panelled brick surrounds with keystones embossed with a "Tudor rose". Fourth floor windows have flat brick tops with rose-embossed keystones. The windows on each floor are connected at lintel and sill with courses of dark bricks.

C. Description of Interior:

1. Floor plans: Broken up into several apartments.
2. Stairways: Both main stairways are open well, open string stairs with simple pine balusters and handrails, broken by 4" x 4" newells at every corner. The stairways originally had skylights over them.

3. Flooring: Pine wooden flooring.
4. Wall and ceiling finish: Painted plaster and some wallpaper.
5. Openings:
 - a. Doorways and doors: The interior doors have 4" wide fluted boards as surrounds. The corner blocks of the surrounds are turned in concentric circles.

D. Site:

Facing west southwest at the northwestern end of Cazenove Street where it abuts Columbus Avenue and the Massachusetts Turnpike.

Prepared by:
Jean A. Follett
Research Assistant
Kaiser Engineers, Inc./ Fay,
Spofford and Thorndike, Inc.
August 1979

PART III PROJECT INFORMATION

This project was undertaken by Urban Mass Transportation Administration in compliance with Executive Order 11593 and a Memorandum of Agreement with the Advisory Council on Historic Preservation as a mitigative effort in the demolition of this structure. John A. Burns and Emily A. Harris were the HABS project coordinators. Photographs were taken by Richard Cheek in October 1979. The written data was compiled by Jean A. Follett of Kaiser Engineers, Inc./ Fay, Spofford and Thorndike, Inc. in August 1979, and prepared for transmittal to the Library of Congress by Robert S. Lange and Melissa A. McDonald of the HABS staff.